

**3686 and 3688 St. Clair Avenue East – Zoning
Application - Preliminary Report**

Date:	September 14, 2007
To:	Scarborough Community Council
From:	Director, Community Planning, Scarborough District
Wards:	Ward No. 36 – Scarborough Southwest
Reference Number:	File No. 07 249021 ESC 36 OZ

SUMMARY

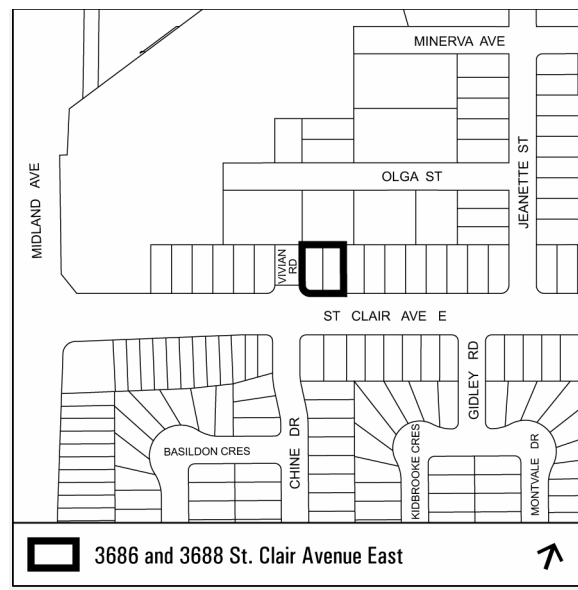
This application was made after January 1, 2007 and is subject to the new provisions of the Planning Act and the City of Toronto Act, 2006. This application proposes to amend the zoning by-law to permit a mixed-use residential and commercial development at 3686 and 3688 St. Clair Avenue East.

This report provides preliminary information on the application and has been circulated to agencies and City divisions for review and comment. The report seeks direction from Community Council to hold a community meeting and a public meeting under the Planning Act targeted for the first quarter of 2008. This target date assumes that the applicant will provide all required information in a timely manner.

RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff be directed to schedule a community consultation meeting together with the Ward Councillor.



2. Notice for the community consultation meeting be given to landowners and residents within 120 metres of the site.
3. Notice for the public meeting under the Planning Act be given according to the regulations under the Planning Act.

Financial Impact

The recommendations in this report have no financial impact.

ISSUE BACKGROUND

Proposal

The proposal is for a 386.4 square metre (4,159 square foot) mixed-use commercial and residential development that includes one building with ground floor commercial and one rental apartment on a second storey at the south end of the building (Attachments 1, 2, and 3). The commercial component is approximately 310.6 square metres (3,344 square feet) in size and consists of a flower shop of about 50.5 square metres (543.6 square feet) on the ground floor below the apartment, and a single storey greenery of about 260 square metres (2800 square feet) behind. The apartment is 50.5 square metres (543.6 square feet). A green roof is proposed on the two storey portion of the building and 'green living walls' consisting of planter boxes and hanging vines are proposed along the east and west sides of the greenery.

Eleven parking spaces are proposed along the east side of the site and loading is proposed from the north end of the building. Private garbage collection is proposed with garbage stored inside the building and moved to a pad situated in the northeast corner of the site for pick-up. Two vehicular accesses to the site are proposed and these are intended to be phased. Initially, access is proposed from St. Clair Avenue with a second access proposed in the future, from Vivian Road, an unopened road adjacent to the west side of the site, at such time as this road is constructed.

Site and Surrounding Area

The site is situated on the northeast corner of St. Clair Avenue and Vivian Road (unopened), east of Midland Avenue, and west of Brimley Road. It is adjacent to the south of lands that were the subject of the Phase 3 Scarborough Transportation Corridor (STC) land use study completed in 2004. The STC study provided for residential uses on vacant City and privately owned lands within the STC area between Midland Avenue and Brimley Road, north of St. Clair Avenue and south of the CN rail line.

The area of the site is approximately 1097 square metres (11,820 square feet) with 30.5 (100 feet) of frontage along St. Clair Avenue. There is a single-detached dwelling and large storage shed on the property. The site is relatively flat and there are four trees on the property. There are single-detached dwellings to the east and on the south side of St. Clair Avenue opposite the site. There is vacant City owned land adjacent to the north

proposed to be developed with townhouses. There is an existing residential neighbourhood of mostly single-detached dwellings north of St. Clair Avenue east of the site. There is an unopened City road adjacent to the west (Vivian Road) and a mix of commercial uses in low rise buildings west of the unopened road on the north side of St. Clair Avenue.

Provincial Policy Statement and Provincial Plans

The Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. The PPS sets the policy foundation for regulating the development and use of land. The key objectives include: building strong communities; wise use and management of resources; and, protecting public health and safety. City Council's planning decisions are required to be consistent with the PPS.

The Growth Plan for the Greater Golden Horseshoe provides a framework for managing growth in the Greater Golden Horseshoe including: directions for where and how to grow; the provision of infrastructure to support growth; and protecting natural systems and cultivating a culture of conservation. City Council's planning decisions are required to conform, or not conflict, with the Growth Plan for the Greater Golden Horseshoe.

Staff will review the proposed development for consistency with the PPS and for conformity with the Growth Plan for the Greater Golden Horseshoe.

Official Plan

The site is designated Mixed Use Areas in the Official Plan. A broad range of commercial, residential, and institutional uses in single use or mixed-use buildings as well as parks and open space uses are permitted in Mixed Use Areas. The Official Plan includes criteria to assess new development in Mixed Use Areas including criteria to address the interface between Mixed Use Areas and Neighbourhoods. The Official Plan provides that in Mixed Use Areas development will:

- create a balance of high quality commercial, residential, institutional and open space areas that reduce automobile dependency and meet the needs of the local community;
- provide new jobs and homes for Toronto's growing population on underutilized lands in Downtown, the Central Waterfront, Centres, Avenues and other lands designated Mixed Use Areas and create and sustain well-paid, stable, safe and fulfilling employment opportunities for all Torontonians;
- locate and mass new buildings to provide a transition between areas of different development intensity and scale, particularly providing setbacks from and stepping down of heights towards lower scale Neighbourhoods;

- locate and mass new buildings to minimize shadow impacts on adjacent Neighbourhoods during the spring and fall equinox;
- locate and mass new buildings to frame edges of streets and parks with good proportion and maintain sunlight and comfortable wind conditions for pedestrians on adjacent streets, parks and open spaces;
- provide an attractive, comfortable and safe pedestrian environment;
- have access to schools, parks, community services, libraries and child care;
- take advantage of nearby transit services;
- provide good site access and circulation and an adequate supply of parking for residents and visitors;
- locate and screen service areas, ramps and garbage storage to minimize the impact on adjacent streets and residences; and
- provide indoor and outdoor recreation space for building residents.

Zoning

The site is zoned Apartment Residential (A) in the Cliffcrest Community Zoning By-law (Attachment 4). Apartment buildings, nursing homes and senior citizen homes are permitted in the zoning by-law.

Site Plan Control

The site is subject to site plan control approval. The applicant submitted a site plan application and it is being processed in association with the zoning amendment.

Tree Preservation

The trees on the site are subject to the City's private tree by-law. The applicant submitted an application to remove two trees situated in the centre of the site and is proposing to protect two trees along the east side of the site. The tree removal application is under review by Forestry staff.

Reasons for the Application

A zoning amendment is proposed because commercial uses are not permitted in the Apartment Residential zone.

COMMENTS

Issues to be Resolved

Staff will be encouraging the applicant to review sustainable development opportunities by utilizing the Toronto Green Development Standard, adopted by City Council in July 2006.

The applicant is proposing a green roof on the second storey portion of the building. Additional information is needed with respect to the green roof to assess this aspect of the development, including a roof plan, type of green roof, the technology proposed and the planting materials.

Vivian Road

The applicant is not proposing to construct Vivian Road in association with the development application, but to use the St. Clair Avenue access as the sole access to the site until such time as Vivian Road is built. Vivian Road is proposed to be constructed with the development of the lands to the north of the subject property within the STC area, where plans of subdivision by the Toronto Economic Development Corporation (TEDCO) and Monarch Corporation have been draft approved.

The timing for construction of Vivian Road and any impacts on traffic circulation, parking, loading, and garbage pick-up with the single access to St. Clair Avenue will be considered through the review of the application. Mechanisms to secure the future construction of the access to Vivian Road, as well as the sidewalk and street tree planting within the future road allowance adjacent to the site will also be examined.

Urban Design

When Vivian Road is constructed it will be one of the main access roads into the new residential neighbourhood proposed to the north of the site within the STC area. The built form policies of the Official Plan promote a high quality of design for new development and provide that the design reflect a site's location within the larger context particularly important corner locations. The development proposal will be reviewed in the context of its prominent corner location as an entranceway to a new neighbourhood. Additional information about the roof design for the building, and the architectural details and treatment of the walls on the greenery is required to assess the design aspects of the development.

Compatibility

There are existing and proposed residential uses near the site. There is a single-detached dwelling on the adjacent property to the east and the lands adjacent to the north were designated Neighbourhood and zoned to permit townhouses through the STC study in 2004. As well, a plan of subdivision by TEDCO proposing townhouses adjacent to the subject property was approved by Council in June 2007. Criteria for assessing development within the Mixed Use Areas are included in the Official Plan to address issues of compatibility of uses within Mixed Use Areas and between Mixed Use Areas and Neighbourhoods to ensure, among other things, that there are adequate setbacks, that service, parking and garbage storage areas are located and screened to minimize impacts on nearby residential uses, and that there is a transition between development intensity and scale between Mixed Use Areas and Neighbourhoods. The application will be assessed in relation to these criteria, in addition to the other policies of the Official Plan.

Additional Issues

Additional issues may be identified through the review of the application, agency comments and the community consultation process.

CONTACT

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SIGNATURE

Allen Appleby, Director
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ATTACHMENTS

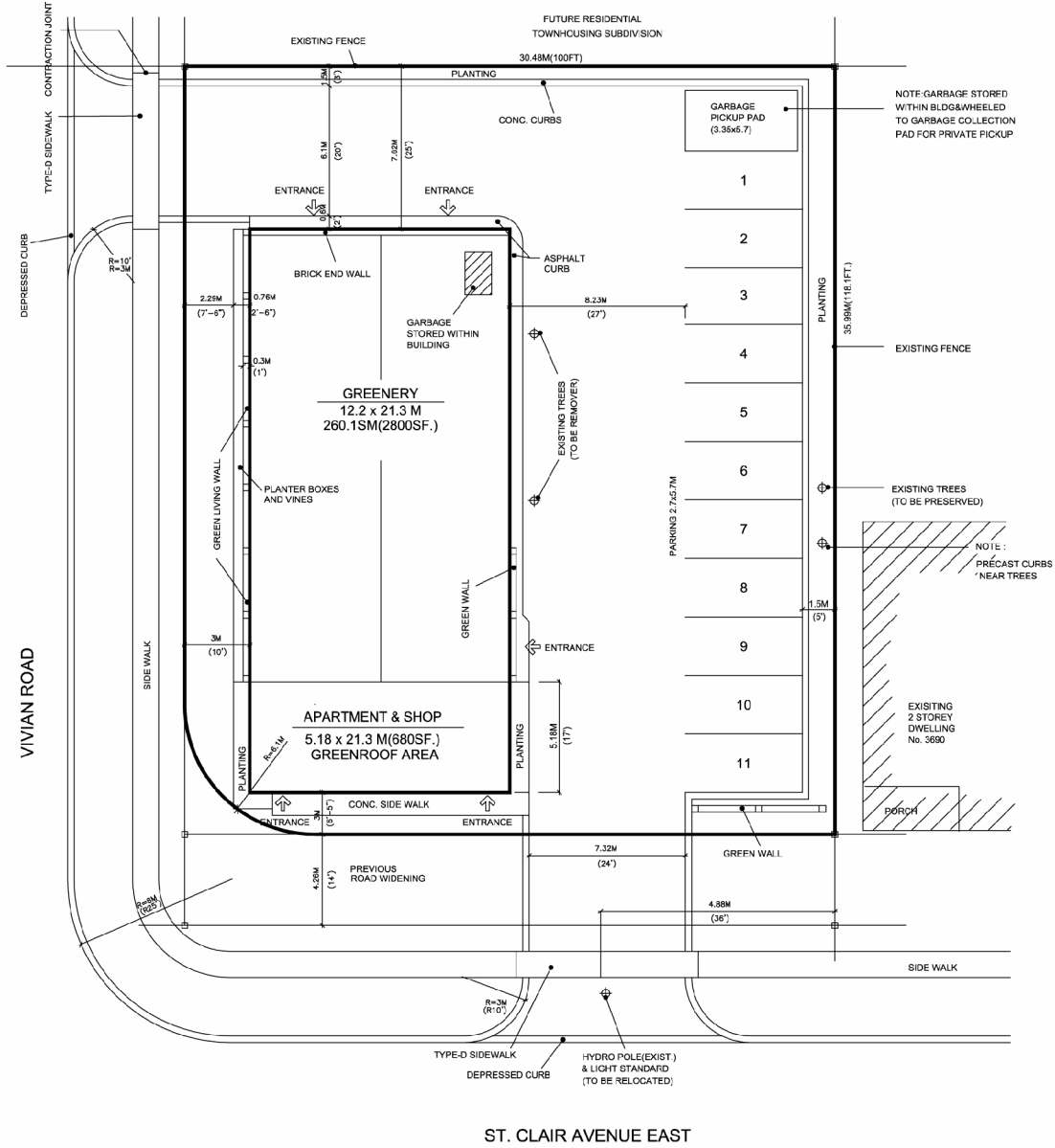
Attachment 1: Site Plan

Attachment 2: Elevations [as provided by applicant]

Attachment 3: Application Data Sheet

Attachment 4: Zoning

Attachment 1: Site Plan



Site Plan

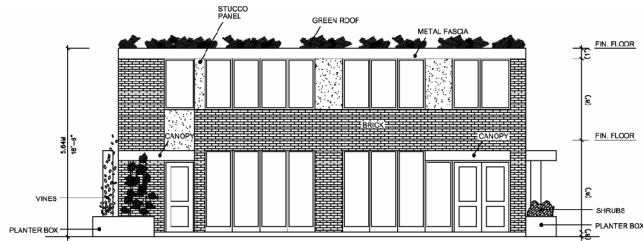
3686 & 3688 St. Clair Avenue East

Applicant's Submitted Drawing

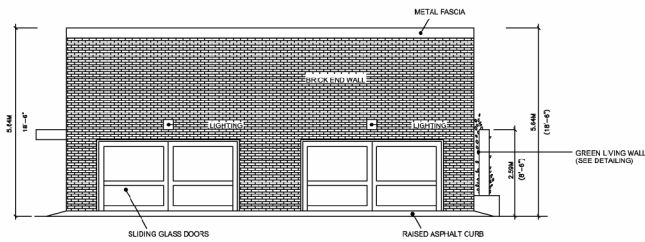
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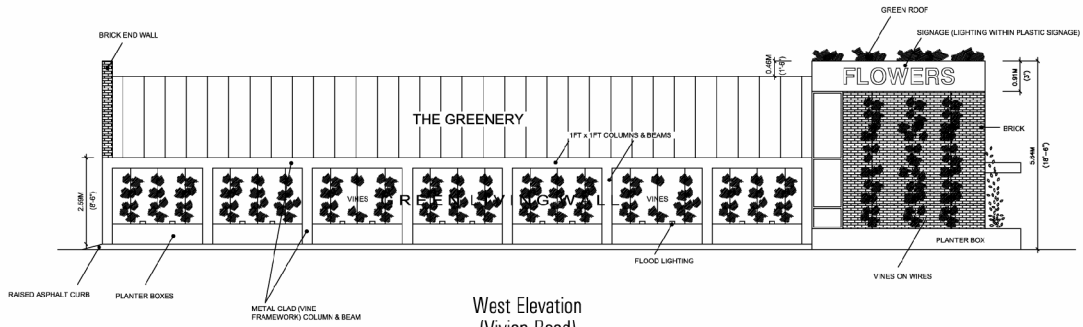
Attachment 2: Elevations



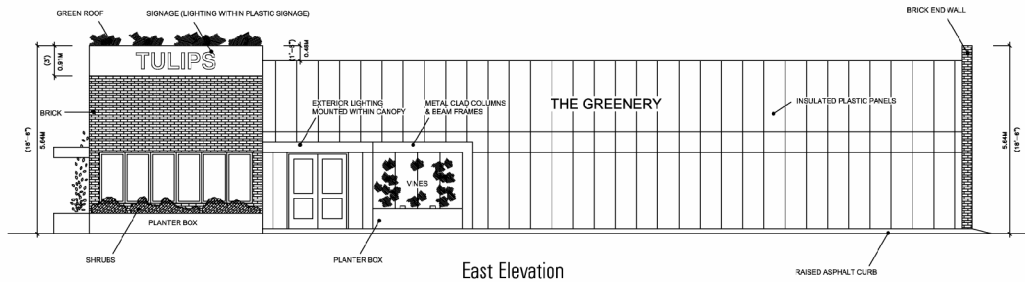
South Elevation
(St. Clair Avenue East)



North Elevation



West Elevation
(Vivian Road)



East Elevation

Elevation Plan
Applicant's Submitted Drawing
Not to Scale
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